

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2119518026 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2021 07:14 AM Pg: 1 of 2

Dec ID 20210501618104  
ST/CO Stamp 1-767-121-168 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 0-693-379-344 City Tax: \$4,567.50

OC 2004879

FIDELITY NATIONAL TITLE

182

*Above Space for Recorder's Use Only*


THE GRANTOR(S) Bihn V. Nguyen, divorced and not since remarried (THIS IS A NON-HOMESTEAD PROPERTY), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS Doi V. Le and Nga Le, as JOINT TENANTS, of 6104 N CLAREMONT AVE. E, CHICAGO, Illinois, 60659 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-01-415-008 0000

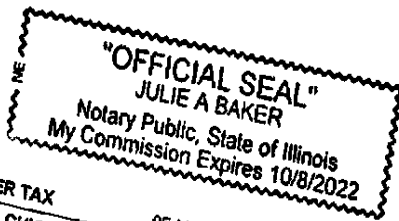
Address(es) of Real Estate: 5831 N. Artesian Ave., Chicago, Illinois 60659

The date of this deed of conveyance is 05/03/2021.


  
Bihn V. Nguyen

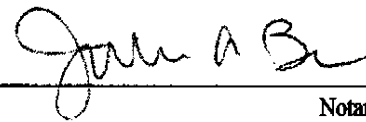
REAL ESTATE TRANSFER TAX		05-May-2021
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50
13-01-415-008-0000   20210501618104   1-767-121-168		

State of IL, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bihn V Nguyen personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal 05/03/2021.

REAL ESTATE TRANSFER TAX		05-May-2021
	CHICAGO:	3,262.50
	CTA:	1,305.00
	TOTAL:	4,567.50
13-01-415-008-0000   20210501618104   0-693-379-344		
* Total does not include any applicable penalty or interest due.		

  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 5831 N Artesian AVE  
CHICAGO, Illinois 60659

Legal Description:

LOT 32 IN BLOCK 16 IN W. F. KAISER AND COMPANY'S ARCADIA TERRACE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

### GRANTEES ADDRESS

<p>This instrument was prepared by: Christopher L Haas Banahan &amp; Haas 22 S. 4th St., Ste. 5 Geneva, IL 60134</p>	<p>Send subsequent tax bills to: Doi V Le and Nga Le 6104 N CLAREMONT AVE Chicago, Illinois 60659</p>	<p>Mail recorded document to: Doi V Le and Nga Le 6104 N CLAREMONT AVE Chicago, Illinois 60659</p>
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